



**Ken MacDonald & Co
Solicitors & Estate Agents
Stornoway, Isle of Lewis**

**12B Lower Sandwick, Isle of Lewis
HS2 0AE**

Offers over £205,000





Kitchen



Dining Room



Sun Room

Description

We offer for sale this three bedroomed detached dwelling house presented to the market in excellent decorative order. The property has been well maintained and tastefully decorated throughout, the living spaces are airy and generous with a particularly expansive lounge area ideal for entertaining. Benefitting from large garden grounds, outbuilding and generous parking space to the front and rear of the property. Benefitting from UPVC double glazing and LPG gas central heating. Located approximately 1 miles from Stornoway town centre this peaceful location provides the feeling of country living whilst benefiting from easy accessibility to the schools, healthcare, travel links, shops and leisure facilities. The property provides an ideal opportunity for either a family or a holiday home.

Directions

Travelling out of Stornoway town centre passing the council office travel straight through at the roundabout along Sandwick Road. Continue to travel along this road and proceed to take the second right hand turning signposted for lower Sandwick. Travel approximately 0.4 miles and take the third turning to your left after the bend. 12B Lower Sandwick is situated at the top of the hill.

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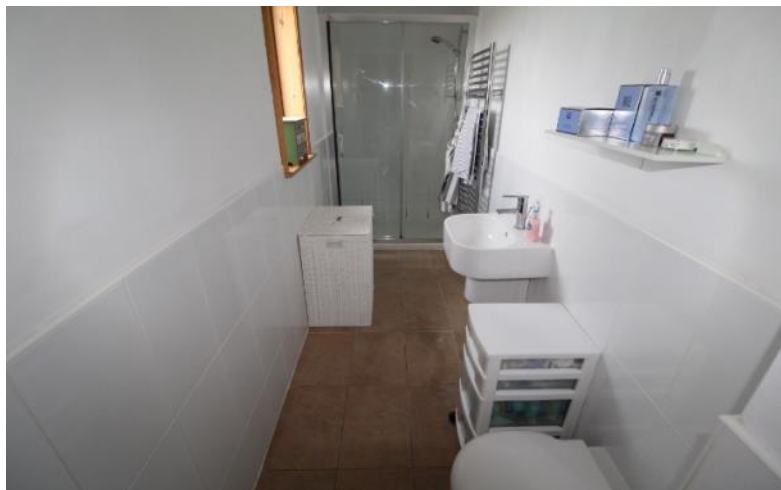
Lounge



Bathroom



Bedroom 1



Bedroom 1 En-suite



Bedroom 2



Bedroom 3



Rear aspect and garden grounds



Outbuilding

Plan description

Porch 1.81m (5'11") x 1.40m (4'7")

Vinyl flooring. Ten paned door to hallway. Half glazed door to exterior. Radiator.

Hallway 2.90m (9'6") x 1.40m (4'7")

Wooden flooring. Ten paned door to lounge. Doors to kitchen, bathroom, cupboard, bedroom one, two and three. Built in storage cupboard. Radiator.

Lounge 4.71m (15'5") x 4.03m (13'3")

Wooden flooring. Large UPVC double glazed window. Opening to Sun Room. Radiator.

Sun Room 3.60m (11'10") x 3.07m (10'1")

Wooden flooring. Eight UPVC double glazed windows. Sliding doors to exterior decking. Radiator.

Kitchen 3.65m (12') x 3.02m (9'11")

Tiled flooring. UPVC double glazed window. Fitted floor and wall units. One and a half bowl stainless steel sink. Half glazed door to exterior. Space for white goods. Opening to dining room.

Dining Room 3.02m (9'11") x 2.48m (8'1")

Tiled flooring. Two UPVC double glazed windows. Radiator.

Bathroom 2.94m (9'8") x 2.08m (6'10")

Tiled flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath. Heated towel rail.

Bedroom 1 4.09m (13'5") x 3.33m (10'11")

Wooden flooring. UPVC double glazed window. Built in wardrobe. Door to en-suite. Radiator.

En-suite 4.44m (14'7") x 1.21m (3'11")

Tiled flooring. Textured window. White WC & WHB. Shower cubicle housing mixer shower. Heated towel rail.

Bedroom 2 3.23m (10'7") x 3.10m (10'2")

Fitted carpet. UPVC double glazed window. Built in wardrobe. Radiator.

Bedroom 3 3.54m (11'7") x 2.72m (8'11")

Fitted carpet. UPVC double glazed window. Built in wardrobe. Radiator.



General: Whilst we endeavour to make these particulars as accurate as possible they are set out as a guide only and are not guaranteed. All measurements are approximate and are intended for general guidance only. Room sizes are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the services or any of the equipment or appliances in the property we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.

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